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Shorelands and Environmental
Assistance Program

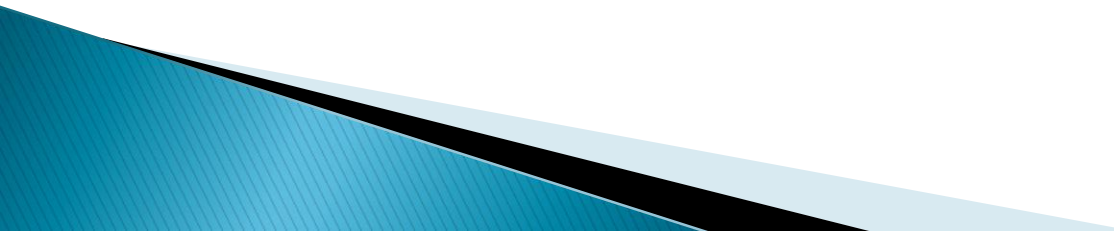
Renton SMP

Update

Shoreline Management Act (SMA)

- ▶ Governs the use and development of shorelines
- ▶ Three main policy emphasis areas:
 - Shoreline Uses
 - Environmental Protection
 - Public Access

Shoreline Management Act

- ▶ Gives preference to uses that:
 - Protect water quality and the natural environment
 - Depend on shoreline proximity (i.e. water-oriented uses) and single family residential uses
 - Provide public access or increase public recreational opportunities on the shoreline
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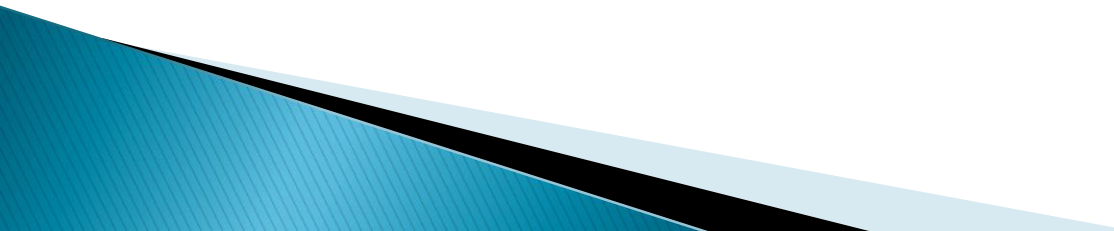
Lake Washington

- ▶ Shorelines of Statewide Significance
 - Require preference to uses in this order:
 - Recognize and protect statewide interest over local interest
 - Preserve the natural character
 - Result in long term over short term benefit
 - Protect resources and ecology
 - Increase access to public shorelines
 - Increase public recreational opportunities

Shoreline Management Act

- ▶ The SMA also:
 - Establishes a balance of authority between local and state government
 - Cities adopt local shoreline Master Programs (SMPs)
 - State (Department of Ecology) has authority to review and approve all local SMPs and certain permit decisions.

What is a Shoreline Master Program?

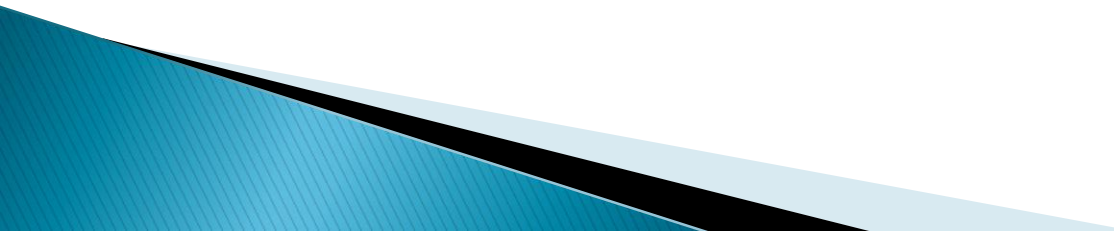
- ▶ Local jurisdictions adopt an SMP consistent with the SMA and tailored to the specific conditions and needs of the community
 - ▶ Comprehensive vision of how Renton shoreline areas will be used over time
 - ▶ Combines both policies and regulations –
 - Essentially a shoreline-specific comprehensive plan and zoning ordinance that reflects local conditions
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Why Update the Renton SMP?

- ▶ State adopted new SMP guidelines in 2003 & set a timeline for local governments to develop or amend master programs (RCW90.58.080) (2)(a)(ii) On or before December 1, 2009, for King County and the cities within King County greater in population than ten thousand.



SMP Guidelines (WAC 173-26)

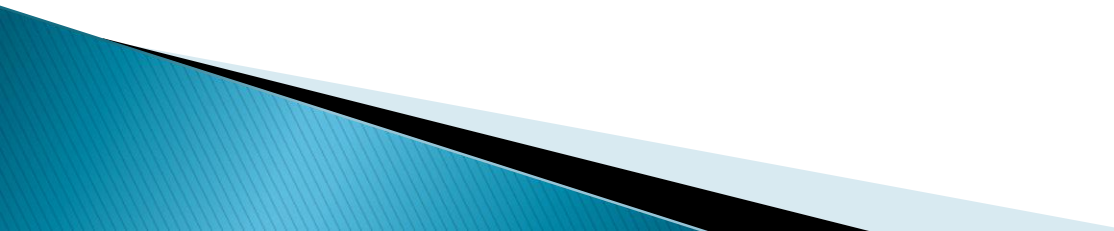
- ▶ Guidelines translate the broad policies of the Shoreline Management Act into specifics for local SMP development – guiding parameters & standards
 - ▶ State will use Guidelines in “reviewing the adoption and amendment of local master programs (SMPs)”
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Guidelines Require

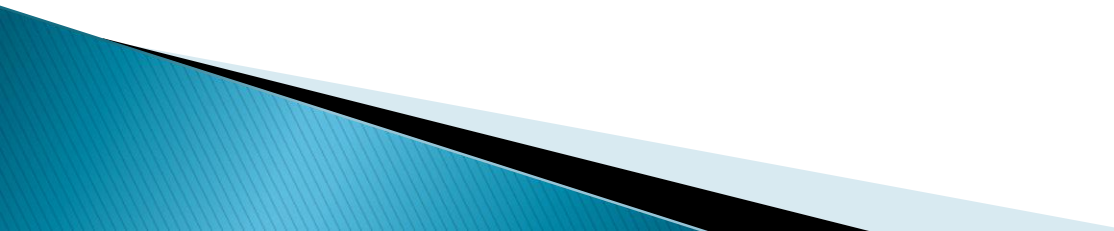
- ▶ Shoreline designations based on shore character and community goals
- ▶ SMP must result in no net loss of shoreline ecological functions



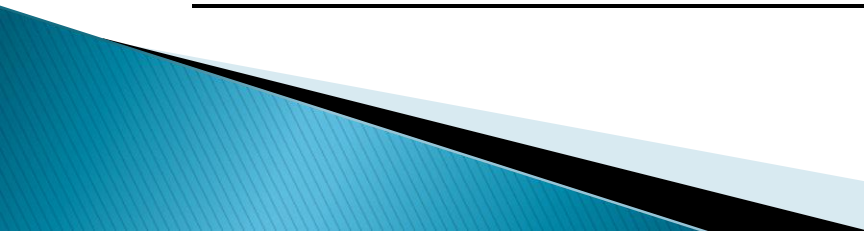
Requirements of the New Guidelines

- ▶ No Net Loss measured from the existing baseline documented through inventory and characterization
 - ▶ Identify priority areas to improve shoreline ecological functions & non-regulatory approaches for restoration
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Ensuring No Net Loss of Ecological Functions

- ▶ Balance of private property interests and protecting shoreline ecosystem functions
 - ▶ SMP No-Net Loss is citywide shorelines
 - ▶ Existing structures may come into compliance over time with redevelopment & refurbishment
 - ▶ Given present lot sizes in shoreline stretches, not all structures can come into compliance with general regulations and standard 1000 ft. buffers
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HOW?

- ▶ City plans in anticipation of future growth potential
 - ▶ Since no net loss is system-wide, the City can demonstrate gains in some areas; while having no ecosystem gains in others. This does not mean accept degradation; rather it means “you do your best”
 - ▶ The sliding scale buffers based on lot size make good sense, in terms of what can be achieved over time in a balanced manner.
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Where and how Small Buffers will be acceptable to reach No Net Loss

Table 4-3-090.G.d. Vegetation Conservation Buffer Standards by Reach

SHORELINE REACH	Location	Vegetation Conservation Objectives
Lake Washington		
Lake Washington Reach A	From Bellevue city limits to Renton city limits	This developed primarily single-family area provides primarily lawn and ornamental vegetation at the shoreline. Opportunities to limit ongoing adverse impacts shall be implemented through providing for native vegetation in buffers adjacent to the water based on the standards related to lot depth together with replacement of shoreline armoring with soft shoreline protection incorporating vegetation.
Lake Washington Reach B	From the city limits to the Seahawks training facility	This developed primarily single-family area provides primarily lawn and ornamental vegetation at the shoreline. Opportunities to limit ongoing adverse impacts shall be implemented through providing for native vegetation in buffers adjacent to the water based on the standards related to lot depth together with replacement of shoreline armoring with soft shoreline protection incorporating vegetation.
Lake Washington Reach C	From the Seattle Seahawks headquarters and training facility through the former Barbee Mill site.	This area provides some riparian vegetation at the Seahawks facility, a large vacant parcel with complex wetlands and some of riparian vegetation in the center portion of the site and a restored beach area and narrow replanted vegetarian area on public aquatic land. A portion of the frontage to the south is bulkheaded single family lots. In the long term over 20 to 50 years, May Creek delta formation will lead to additional riparian area and shallow wetlands where riparian vegetation will provide multiple benefits to aquatic and terrestrial species. If areas redevelop, the full 100 foot buffer of native vegetation shall be provided, except where water dependent uses are located.
Lake Washington Reach D <i>many lots less than 100' deep</i>	From May Creek to Mountain View Avenue <i>many lots less than 100' deep</i>	This developed primarily single-family area provides primarily lawn and ornamental vegetation at the shoreline. Opportunities to